

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on 5 April 2018

+ Cllr Edward Hawkins (Chairman)
+ Cllr Nick Chambers (Vice Chairman)

+ Cllr Mrs Vivienne Chapman	+ Cllr Adrian Page
+ Cllr Colin Dougan	+ Cllr Robin Perry
+ Cllr Surinder Gandhum	+ Cllr Ian Sams
- Cllr Jonathan Lytle	- Cllr Conrad Sturt
+ Cllr Katia Malcaus Cooper	+ Cllr Pat Tedder
+ Cllr David Mansfield	+ Cllr Victoria Wheeler
+ Cllr Max Nelson	+ Cllr Valerie White

+ Present
- Apologies for absence presented

Substitutes: Cllr John Winterton (In place of Cllr Jonathan Lytle)

In Attendance: Cllr Richard Brooks, Cllr Paul Deach, Cllr Bruce Mansell and Cllr Joanne Potter

Officers: Duncan Carty, Ross Cahalane, Michelle Fielder, Jessica Harris-Hooton, Jonathan Partington, Emma Pearman, Eddie Scott

59/P Minutes of Previous Meeting

The minutes of the meeting held on 8 February 2018 were confirmed and signed by the Chairman.

60/P Application Number 17/1141: Princess Royal Barracks, Brunswick Road, Deepcut

The application was for the approval of reserved matters for Primary School and Nursery (Phase 3a) submitted pursuant to condition 4 of hybrid planning permission ref: 12/0546 (as amended), and submission of details to comply with conditions 9 (Affordable Housing), 16 (Ecological Mitigation and Management Plan), 23 (visibility splays), 24 (pedestrian inter-visibility) and 29 (Tree Retention).

Members received the following updates on the application:

“The LPA has been provided with a copy of the comments made in response to a recent public exhibition run by the applicant team. These comments, provided by the Mytchett, Frimley Green & Deepcut Society, cover a range of issues covered in the exhibition and which are not directly related to this planning application. Concern is however again raised (as was detailed in the letter of objection to this application from the same) over the lack of drop off / pick up provision.

Amended plans have been received. These move the school building North within the application site by approximately 2.5m. The change reduces the gap between the school flank elevation and the MUGA and requires a cycle /scooter store to be relocated within the body of the application site. This also requires the plan numbers listed in Condition 1 to be updated.

Comments have also been received from the County Highways Authority and these along with further representations on the matter of the lack of a school drop off and pick up point have resulted in additional planning conditions being drafted.

A further change to is required to Condition 7 (this becomes condition 6) as drafted to ensure that in addition to updated bat surveys, ecological mitigation for other species, flora and fauna is provided.

Condition 4 as drafted in the committee papers is no longer required and is to be deleted.

With this in mind it is suggested that the following full list of conditions be imposed in the event planning permission for the development as set out in the Committee Report is granted.

Full list of amended / updated conditions and informatives

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

0103(P13),
0105(P13),
0209(P13),
0210(P13),
0211(P10),
0300(P12),
0120(P01),
0401(P06),
0450(P08),
0400(P11),
0401(P08),
0120(P01) ,
MHPS-AWW-XX-XX-RP-A-0001-P06-Design and Access Statement -
Reserved Matters Submission,
Arboricultural Impact Assessment Mindenhurst School and Nursery, and,
Tree Survey and Constraints Report Mindenhurst School and Nursery
unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the NPPG.

2. No development above ground in connection with the erection of the school building hereby approved shall take place until details and samples of the

external materials have been submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, cladding, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 and CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. No development comprising the playing fields and sport pitch shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England, for the respective area:
 - I. A detailed assessment of ground conditions (including drainage and topography) of the land for the proposed playing field which identifies constraints which could affect playing field quality; and,
 - II. Based on the results of the assessment to be carried out pursuant to (I) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority. The land will thereafter be maintained in accordance with the scheme made available for playing field use in accordance with the scheme.

Reason: To ensure the playing fields is prepared to an adequate standard and is fit for purpose and to accord with Policies CP4, DM14 and DM16 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the approved Site Wide Design Code.

4. Notwithstanding any details shown on any approved or submitted plan or document, no external lighting shall be erected or installed anywhere on the application site without the details having been first submitted to and approved, in writing, by the Local Planning Authority. Only the approved details shall be installed / erected.

Reason: To ensure the visual and residential amenities of the wider area are not harmed, and to ensure external lighting is not harmful to the biodiversity of the site / area, in compliance with Policies DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

5. Prior to any community or 3rd party use of the development hereby approved being implemented details of that use, the proposed hours of that use, the area of the building / grounds to be used to facilitate that use together with any equipment, plant or machinery required to facilitate that use shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure the residential amenities of the wider area are not harmed, and in compliance with Policy DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

6. Prior to any demolition on site full and updated bat surveys must be undertaken. The details, mitigation proposed and recommendations of those surveys must be submitted to and approved by the Local Planning Authority in writing prior to any works commencing. The development shall proceed in strict compliance with the details approved. In all other regards the development shall be undertaken in accordance with the submitted Ecological Mitigation and Management Plan ref: DC2-NOA-LX-106-XX-RP-04-EMP3-P01.

Reason: To ensure the development is not harmful to the biodiversity of the site / area, in compliance with Policies DM9 and CP14 of the Core Strategy and Development Management Policies 2012 and the Deepcut SPD 2012.

7. Prior to the development hereby approved coming into first use details of how the following facilities shall be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development first coming into use and shall thereafter be retained in perpetuity:
 - a) The secure parking for at least 48 covered bicycles within the site. Where the school travel plan identifies a need for a higher provision at any time during the life of the development such additional provision shall be provided in accordance with details to be first agreed in writing by the local planning authority;
 - b) Facilities within the school site for cyclists to change and shower;
 - c) Facilities within the school site for cyclists to store cyclist equipment;
 - d) A safe pedestrian crossing point on the new spine road between the raised table to the west of the school and the school itself; and,
 - e) Waiting restrictions, bollards, school zig zags and other measures to prevent kerb side parking on the spine road and northern section of the loop road.

Reason: To ensure a sustainable form of development and to comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

8. Prior to any works being undertaken to implement the carpark details of the provision for the loading and unloading of vehicles, together with their manoeuvring on site such that they can leave and enter the site in forward gear shall be submitted to and approved in writing by the local planning authority. The details to be submitted shall make provision for the parking and turning of vehicles to occur entirely within the fenced car parking area. The approved details shall be implemented prior to the first use of the

development hereby approved and shall be retained in perpetuity. For the avoidance of doubt the approved turning area shall not, under any circumstances, be used for vehicle parking.

Reason: To comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

9. Prior to the first use of the development hereby approved details of the pedestrian and cycle path access from the school to the proposed loop road shall be submitted to, and approved in writing, by the local planning authority. The access shall be of sufficient width to allow for the safe and efficient movement of pedestrians and cyclists and shall be constructed and provided with visibility splays in accordance with the details to be approved. The approved details will be implemented prior to the first use of the school and will thereafter be kept clear of any obstruction.

Reason: To ensure a sustainable form of development and to comply with Policy DM11, CP11 and CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012 and the NPPF 2012.

10. The details to be submitted pursuant to Schedule 5 Part 10 of the s.106 agreement pursuant to permission 12/0546 (dated 17 April 2014 and as amended by the deed of variation dated 12 May 2017) pertaining to the delivery of the formal park shall include details of parking spaces to be made available for general public parking and which can also be used to meet local parking demand arising from the pick-up and drop of children attending the school hereby approved.

Reason: To comply with Policy DM11, CP11 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.

Informative(s)

1. The applicant is reminded of the need to comply with all relevant conditions imposed on decision notice 12/0546 (as amended) together with s106 and subsequent deeds.
2. The applicant is reminded of the need to review and take note of all relevant informative's imposed on decision notice 12/0546 (as amended).
3. In the event that drainage from this site is to discharge into the Basingstoke Canal then the applicant is reminded to check that all necessary agreements / consents, including any easements are in place with the land owner and drainage authority.
4. The application is advised that the scheme and detail required by condition 3 should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Natural Turf for Sport (2011).

5. The applicant is advised that the loop road should be designed to be 6m in width and the footpath to be 3m in width.
6. In order to accommodate condition 8 above a small number of parking spaces may need to be lost from the car park to create a designated turning head within the enclosed car park area.
7. A pedestrian access is proposed from the south eastern corner site across what is described on the application drawings as graded land. Given the levels differences this route must be provided at an acceptable gradient and width to cater for pedestrians and cyclists."

The Committee agreed to amend condition ten of the officer's report to stipulate the maximisation of the number of the parking bays on the existing hard standing, whilst maintaining the good provision of the proposed formal park. An informative would also be added to specify the need for disabled parking bays by the school building.

The officer recommendation to grant the application was proposed by Councillor Edward Hawkins, seconded by Councillor Mrs Vivienne Chapman, and put to the vote and carried.

RESOLVED that application be granted, subject to conditions, as amended, with the final wording on the new condition be delegated to the Head of Regulatory in consultation with the Chairman and Vice Chairman of the Planning Applications Committee.

Note 1

It was noted for the record that Councillor Edward Hawkins declared that he had attended the development's open day.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, John Winterton, Victoria Wheeler, and Valerie White.

61/P Application Number 17/0540: Tiffanys (Formerly Longacres), Station Road, Chobham

The application was for the erection of replacement stables, along with the provision of a sand school and parking, following the demolition of existing stables. (Additional information recv'd 29/9/17 & 18/10/2017.) (Amended Description/Additional Information Rec'd 02/11/2017.) (Amended info rec'd

06/11/2017.) (Amended/Additional Plan and Change of Description rec'd 01/12/2017.) (Amended plan & description change 07/12/2017.)

This application would normally be determined under the Council's Scheme of Delegation, but was linked to application SU/17/0524 which called in by Councillor Pat Tedder and was considered at the same meeting.

Members were advised of the following updates:

“The Surrey Wildlife Trust has raised no objections to the proposal.

The Council's Arboricultural Officer has formally raised no objections.

The Council's Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [*see Condition 11 below*]
- Material increase in traffic on bridleway [*see Paragraph 7.5 of the officer report on the agenda*]
- Request moving the dung heap and menage [*Officer comment: The relationship if these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation have requested the following conditions/limitations:

- Safe access to the bridleway at all times [*Officer comment: This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [*Officer comment: This is a private matter and the bridleway is outside the application red line site*]
- No operation of megaphones or loudspeakers [*Officer comment: This application relates to a private equestrian use only and therefore it is not considered that this restriction is required*]
- No burning of material from the demolition process [*Officer comment: See proposed Condition 10 below*]
- Tree Preservation Order for the retained oak at the site entrance [*Officer comment: This is a matter for the Council's Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

AMENDED CONDITION

5. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2]

dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

PROPOSED CONDITIONS

10. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework

11. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.”

The committee noted that the application was for the erection of replacement stables, along with the provision of a sand school and parking, which would train, keep and provide specialist care for elite level competition horses. Some Councillors raised concerns about whether the proposed replacement stables' proposed purpose was enough to constitute "Very special circumstances", as set out in paragraph 87 and 88 of the National Planning Policy Framework.

Members queried the provisions to ensure the additional surface run-off created by the developments did not result in a significant rise in flood risk in the surrounding areas. The concerns centred on the proposed development creating unsustainable extra discharge in the nearby brook and the River Bourne. Members also suggested the application constituted overdevelopment of the Green Belt.

The resolution to defer the application was proposed by Councillor Edward Hawkins and seconded by Councillor David Mansfield.

RESOLVED to defer the application for further investigation into drainage matters at the site and to conduct a Member Site Visit.

Note 1

It was noted for the record that:

- i. The Chairman declared on behalf of all Members of the Committee that they had received various pieces of correspondence from representees on the application.
- ii. Councillor Victoria Wheeler declared on applications 17/0540 and 17/0524 that one of the public speakers on the applications had attended her surgery.

Note 2

As this application triggered the Council's Public Speaking Scheme, Mr Martin Collins spoke in objection to the application and Mr Gerry Binmore, the agent, and Mr Burrell, the applicant, shared a public speaking slot and spoke in support of the application.

62/P Application Number 17/0524: Tiffanys (Formerly Longacres), Station Road, Chobham

The application was for the erection of an indoor riding school. (Additional information recv'd 29/9/17 & 18/10/2017.) (Amendment to Description - Rec'd 02/11/2017.) (Amended info rec'd 06/11/2017) (Amended/Additional Plan and Change of Description - Rec'd 01/12/2017.)

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Pat Tedder. This minute should be read in conjunction with SU/17/0540 reported at minute 61/P.

Members were advised of the following updates:

“The Surrey Wildlife Trust has raised no objections to the proposal.

The Council’s Arboricultural Officer has formally raised no objections.

The Council’s Drainage Engineer has raised no objections subject to the imposition of a condition requiring the approval of drainage details by condition.

Further comments have been received from objectors summarised as follows:

- Impact on drainage and watercourses [*see Condition 7 below*]
- Material increase in traffic on bridleway [*see Paragraph 7.5 of the officer report on the agenda*]
- Request moving the riding school [*Officer comment: The relationship of these elements are considered to be acceptable and, if required, would require amended drawings and is likely to need a re-notification process to be undertaken*]

In the light of the officer recommendation, further representations (from previous respondents) have requested the following conditions/limitations:

- Safe access to the bridleway at all times [*Officer comment: This is a matter for the County Council Footpaths Officer*]
- Damage to the bridleway, during construction and after, to be made good by the applicants [*Officer comment: This is not a material planning consideration and the bridleway is outside the red line application site*]
- No operation of megaphones or loudspeakers [*Officer comment: It is not considered that the proposal, being a private equestrian operation requires this level of control. If there were any future concerns this could be considered under Environmental Health legislation*]
- No burning of material from the demolition process [*Officer comment: See proposed Condition 5 below*]
- Tree Preservation Order for the retained oak at the site entrance [*Officer comment: This is a matter for the Council’s Arboricultural Officer to consider and if taken forward, to be progressed through TPO legislation*]

During further consideration of the application and concerns about the retention of the building beyond the cessation of the specialised nature of its proposed use, it is considered prudent to grant a five-year limited period permission so that the need for the building can be reviewed at that time.

PROPOSED CONDITIONS

5. No development shall take place until a Method of Construction Statement, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation of no on-site burning of material during the site clearance, demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice highway safety or residential amenities; nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. The permission shall be for a limited period expiring on the 6 April 2023 when the building and works hereby permitted shall be removed and the land reinstated, to the reasonable satisfaction of the Local Planning Authority

Reason: In order to maintain control over the development, to review the specialised need for the development and to protect the openness of the Green Belt and to comply with the National Planning Policy Framework.

7. No development shall take place until full details of surface water drainage systems and foul water drainage system are submitted and approved in writing by the LPA. The surface water drainage system details to include attenuation of 1:100 year event at 40% climate change. Once approved the details shall be carried out prior to first occupation in accordance with the approved scheme.

Reason: To ensure a satisfactory development and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The proposed development shall be implemented in accordance with the BS5837 Arboricultural Impact Assessment by Tamla Trees [Ref 02779Rv2] dated November 2017 and received on 6 November 2017, subject to the submission and approval of revised details at Paragraph 5.4.3 of the report and implementation prior to the commencement of development (including any site clearance and/or demolition works), unless the prior written approval has been obtained from the Local Planning Authority. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report.

The tree protection measures shall be retained until completion of all works hereby permitted.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. Details of the recommended further works set out in Paragraph 7.3 of the preliminary Ecological Appraisal by Drummond Ecology shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to any site clearance or demolition works relating to the development hereby approved.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012.”

The Committee noted the application was for an indoor riding school, which would train, keep and provide specialist care for elite level competition horses. Some Councillors raised concerns about whether the proposed indoor riding school’s proposed purpose was enough to constitute “Very special circumstances”, as set out in paragraph 87 and 88 of the National Planning Policy Framework. Members queried the provisions to ensure the additional surface run-off created by the developments did not result in a significant rise in flood risk in the surrounding areas. The concerns centred on the proposed development creating unsustainable extra discharge in the nearby brook and the River Bourne. Members also suggested the application constituted overdevelopment of the Green Belt.

The resolution to defer the application was proposed by Councillor Edward Hawkins and seconded by Councillor David Mansfield.

RESOLVED to defer the application for further investigation into drainage matters at the site and to conduct a Member Site Visit.

Note 1

It was noted for the record that:

- i. The Chairman declared on behalf of all Members of the Committee that they had received various pieces of correspondence from representees on the application.
- ii. Councillor Victoria Wheeler declared on applications 17/0540 and 17/0524 that one of the public speakers on the applications had attended her surgery.

Note 2

As this application triggered the Council’s Public Speaking Scheme, Mr Martin Collins spoke in objection to the application and Mr Gerry Binmore, the agent, and Mr Burrell, the applicant, shared a public speaking slot and spoke in support of the application.

Application Number 18/0093: 325 Guildford Road, Bisley

The application was for a Minor Material Amendment Application pursuant to Planning Permission SU/16/0961, (relating to erection of 6 three bedroom dwellings in the form of a pair of semi-detached houses and a terrace of two storey houses with accommodation in the roof and 6 two bedroom and 3 studio flats in the form of a three storey block with parking, landscaping and access from Guildford Road following demolition of existing building.) to allow the retrospective reposition of the rear terrace (Plots 12-15) approximately 0.3 metres to the North West (closer to the boundary with 323 Guildford Road). (Additional info rec'd 09/02/18).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr David Mansfield.

Members were advised of the following updates:

"Since the publication of the officer report, further method of construction details have been submitted and approved for SU/16/0961. As such, Condition 7 can be amended to reflect these agreements.

AMENDED CONDITION:

7. The development hereby approved shall be implemented with the method of construction details approved by letter dated 4 April 2018, provided for permission SU/16/0961, unless the prior written approval has been obtained from the Local Planning Authority. For the avoidance of doubt, 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.

Reason: In the interests of visual amenities of the area and highway safety to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012."

The recommendation to grant the application was proposed by Councillor Nick Chambers, seconded by Councillor Mrs Vivienne Chapman and put to the vote and carried.

RESOLVED that application 18/0093 be granted subject to the conditions as set out in the report and planning updates of the Executive Head – Regulatory.

Note 1

It was noted for the record that Councillor David Mansfield declared he had been contacted by the applicant and had advised he could not comment on the application, but stated that he would be calling the application in for determination by the committee.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to grant the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Max Nelson, Robin Perry, Valerie White and John Winterton.

Voting against the recommendation to approve the application:

Councillors Katia Malcaus Cooper, David Mansfield, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

64/P Application Number 17/0735: Land at Chobham Adventure Farm, Bagshot Road, Chobham

The application was for the siting of store, container store and hard standing, and use of land for car washing facility (Sui Generis) (retrospective). (Additional Information - Rec'd 18/10/2017) (Amended plans recv'd 6/11/17).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Pat Tedder.

A site visit had taken place prior to the meeting.

Members were advised of the following updates:

"The applicant has responded to the officer report and their comments are summarised below:

- Details of drainage (Reason 2) have not been previously requested;
- The existing drainage details include a specifically designed wash bay, silt trap, three stage interceptor (which separates oils, petrols, etc.), and a storage tank for the pollutants (that can be removed and disposed off-site) [See Drainage Engineer comments below]
- The application is for one container (the remainder being owned by the landowner) [*Officer comment: The application includes the container and a store as well as hardstanding none of which currently have lawful consent*]

The Council's Drainage Engineer has raised no objections to the proposal subject to condition [*Officer comment: On this basis, it is proposed to delete refusal reason 2*]

RECOMMENDATION

Delete refusal reason 2."

The recommendation to refuse the application was proposed by Councillor Victoria Wheeler, seconded by Councillor Pat Tedder and put to the vote and carried.

RESOLVED that application 17/0735 be refused as amended for the reasons (excluding refusal reason 2) as set out in the report of the Executive Head – Regulatory.

Note 1

It was noted for the record that:

- I. The Chairman, Councillor Edward Hawkins, declared that all Committee Members had received a letter on the application on behalf of the applicant.
- II. Councillor Wheeler declared that she received a letter from the neighbours of the application site.
- III. Councillor Pat Tedder declared that she knew the resident to the neighbouring property of the site.
- IV. Councillor Katia Malcaus Cooper declared that her friend was an employee of Chobham Adventure Farm.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application as amended:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

65/P Application Number 17/0995: Coworth Flexlands School and Roundabout Junction, Chertsey Road, Valley End, Chobham

The application was for the Installation of V-board entrance signs. (Amended plans rec'd 06/02/2018).

The recommendation to refuse the application was proposed by Councillor Pat Tedder, seconded by Councillor Victoria Wheeler and put to the vote and carried.

RESOLVED that application 17/0735 be refused as set out in the report of the Executive Head – Regulatory.

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application as amended:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

66/P Application Number 17/1038: Land at the Quays, Coleford Bridge Road, Mytchett

The application was for the erection of 4 detached three bedroom dwellings (for staff) with revised pedestrian access and car parking. (Amended Plans & Additional Information - Rec'd 16/01/2018.)

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination by the Planning Applications Committee at the request of Cllr Paul Deach.

Members were advised of the following updates:

"The Council's Arboricultural Officer has formally raised no objections.

The Surrey Wildlife Trust has raised no objections."

The recommendation to refuse the application was proposed by Councillor Colin Dougan, seconded by Councillor Valerie White and put to the vote and carried.

RESOLVED that application 17/1038 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application as amended:

Councillors Nick Chambers, Colin Dougan, Surinder Gandhum, Edward Hawkins, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

67/P Application Number 16/1207: Windlemere Golf Club, Windlesham Road, West End

The application was for three detached two storey dwellings with detached double garages, entrance gates and associated accesses and landscaping following demolition of golf club and driving range buildings and use of remainder of land as suitable alternative natural greenspace (SANGS). (Additional info recv'd 25/1/17).

(Additional information rec'd 09/02/2017). (Amended/Additional Information - Rec'd 21/03/2017.) (Amended and Additional Information Rec'd 31/03/2017) (Amended plans and information, and additional information recv'd 21/7/17). (Amended plans & information, and additional information recv'd 24/11/17). (Amended plans recv'd 19/2/18) (Amended information recv'd 23/2/18) (Amended plan and information recv'd 1/3/18).

Members expressed concerns regarding access to the site via the two different entrances. There were concerns regarding the possibility of the obscurement of the sight lines for when two smaller vehicles leave the site at the same time. As a result conditions six and seven of the original committee report presented to the Committee on 24 August 2017 would be changed to ensure the visibility zones are kept clear each side at a minimum of 2 metres back from the road.

The officer recommendation to approve the application was proposed by Councillor Nick Chambers, seconded by Councillor Adrian Page, and put to the vote and carried.

RESOLVED that application be granted, subject to conditions and completion of legal agreement, as amended, with the final wording on the amended condition be delegated to the Head of Regulatory in consultation with the Chairman of the Planning Applications Committee.

Note 1

As the application was originally deferred for a site visit by the Planning Applications Committee at the meeting of 24 August 2017 (minute 14/P refers), in accordance with Part 5, Section D, Appendix A, Paragraph 9 of the Council's Constitution only members who attended the site visit on the application were able to vote on the resolution.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to approve the application:

Councillors Nick Chambers, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, Adrian Page, Ian Sams, Pat Tedder and Victoria Wheeler.

68/P Application Number 17/1078: 22 Grovefields Avenue, Frimley

The application was for creation of a two storey building comprising 2 x 1 bed flats, and 2 x 2 bed flats with additional access from The Grove and Grovefields Avenue, including gates, parking areas, landscaping and bin storage. (Amended Plans - Rec'd 13/02/2018). (Additional information rec'd 08/03/2018).

This application would normally be determined under the Council's Scheme of Delegation, however, it had been called in for determination at the Planning Applications Committee at the request of Cllr Sams.

Members were advised of the following updates:

"The SAMM payment has been paid, so refusal reason 3 should be omitted from the recommendation.

Representation

Five further objections have been received since the report was written, bringing the total to 30. However the issues raised are not different to those already listed and addressed in the Officer's report (see section 6), and are mainly concerned with parking provision and impact on character, and state that the revised plans have not overcome original concerns.

Further information from applicant

The applicant has submitted further information in respect of the proposal, since the Officer's report was written. This comprises two letters from local estate agents, stating that there are a shortage of 1 & 2 bedroom properties in the local area with demand continuing to outstrip supply, and that the properties would appeal in particular to staff at Frimley Park Hospital and Siemens which are both nearby.

A neighbour comment has been received in respect of these letters, stating the following:

- Few people would disagree that there is a shortage of housing but Deepcut will soon provide affordable housing to the market; no suggestion that this will be key worker housing for the hospital staff
- Parking provision is inadequate and has resulted in loss of amenity space for future residents
- Seems inappropriate for the correspondence to be included in what is a planning policy focused deliberation.

Officer comments:

The need for housing is not disputed and has been addressed in section 7.3 of the report. It is clear that there is a shortage of housing in the borough even taking into account other developments. It is appropriate to include the information as further evidence for housing need which is a very relevant consideration, however as set out in the officer's report, the need for the housing is not considered to outweigh the concerns in respect of harm to amenity, character and ecology. As such this further evidence does not alter the conclusions or recommendation."

The recommendation to refuse the application was proposed by Councillor Edward Hawkins and seconded by Councillor Mrs Vivienne Chapman, and put to the vote and carried.

RESOLVED that application 17/1078 be refused as amended for the reasons (excluding refusal reason 3) as set out in the report of the Executive Head – Regulatory.

Note 1

As this application triggered the Council's Public Speaking Scheme, Charlotte Wilson and Alexander Griffith spoke in objection to the application and Mr Shah, the agent, spoke in support of the application.

Note 3

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to refuse as amended:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Jonathan Lytle, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, Valerie White and John Winterton.

69/P Application Number 18/0091: Land south of Bourne Farm, Bagshot Road, Chobham

The application was for the erection of a detached 3 bedroom dwelling, with parking and landscaping following demolition of existing barn (amendment to 16/1192). (Amended plans rec'd 05/03/18).

This application would normally be considered under the Council's Scheme of Delegation, however it had been called in for determination by the Planning Applications Committee at the request of Cllr Victoria Wheeler.

The officer recommendation to refuse the application was proposed by Councillor Katia Malcaus Cooper and seconded by Councillor David Mansfield.

RESOLVED that application 18/0091 be refused for the reasons as set out in the report of the Executive Head – Regulatory.

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to refuse the application for the reasons as set out in the report of the Executive Head – Regulatory:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, John Winterton, Victoria Wheeler, and Valerie White.

70/P Application Number 17/1147: Pinegrove Farm, Ford Road, West End

The application was for the removal of Condition 2 of BGR3370 requiring Agricultural Occupancy of Pinegrove Farm.

The officer recommendation to grant the application was proposed by Councillor Colin Dougan, seconded by Councillor Surinder Gandhum, and put to the vote and carried.

RESOLVED that application be granted.

Note 1

It was noted for the record that Councillor David Mansfield declared that he had been contacted by the applicant, but explained that in his position as a Planning Applications Committee member he could not comment on the application.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Surinder Gandham, Katia Malcaus Cooper, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, John Winterton, Victoria Wheeler, and Valerie White.

Voting against the proposal to approve the application:

Councillor David Mansfield.

Chairman